



**GRASSROOTS**  
REALTY GROUP

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101B, 11018 106 Avenue  
Grande Prairie, Alberta

MLS # A2216943



**\$180,000**

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 332
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Fantastic opportunity for first-time buyers or investors! This well-kept main floor corner unit is the perfect blend of comfort and convenience. Located just minutes from the Grande Prairie Regional Hospital, Northwestern Polytechnic College, Muskoseepi Park and shopping Centres. This two-bedroom condo offers a functional layout with a bright kitchen, full bathroom with oversized vanity, and in-suite laundry. Condo fees include water, sewer, building maintenance, lawn care, snow removal, and garbage, making this a low-maintenance, high-value home in a prime location.